



Senibong Cove MARINA

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General Information – Senibong Cove Marina

Bus Routes

You can refer here for bus routes: <http://www.expressbusmalaysia.com/bus-stations/larkin-bus-terminal>
<http://www.mypublictransport.com/2011/05/johor-bahru-bus-route.html>
<https://landtransportguru.net/singapore-johore-express/>
<http://www.causewaylink.com.my/johor-bahru-bus> (buy ticket online here)

Taxi

There are Grab car services, just install the application on your smart phone.

Comfort Radio Taxi – 07 333 6188

Public Cab – 07 241 3111

Johor Tourism Information

Please visit Johor Tourism for general travel information about Johor and the interesting places to visit -
<http://www.johortourism.com/>

Restaurant, Mall & Amenities

Within 10 minutes by car from the marina:

- i)** there are a variety of international and local restaurants and hawker food outlets
- ii)** there are various entertainment outlets from pubs to lounges, karaoke, spa, massage, gym, snooker halls, etc
- iii)** AEON (formerly known as JUSCO) is a well-stocked local mall /hypermarket that is well stocked with almost everything that you need. Read about it here – [Click Here](#)
- iv)** Laundrette, locally known as Dobi, charge around RM3/kg for a washing.
- v)** Hardware shops, electronic shops, TELCO outlets, welders, beauty salons, barbers, mini markets, 7-11 outlets are within this radius
- vi)** Convenient banking services
- vii)** Medical Clinic and Dental clinics nearby.

Hardstand and Lift Out Facility

We do not have hardstand and lift out facilities. There is quite a number of ship repair companies around this area, you may google it or get our staff's assistance.

Fuel

There are no fueling facilities at the marina for petrol or diesel. However you can fuel at the shipyards nearby.



BERTH LAYOUT AND UTILITIES

(Location: N001°29.031' / E103°49.916')

The following berths are available.

PIER A:

- 22 meter berth - 01 unit
- 12 meter berth - 12 units
- 10 meter berth - 03 units

PIER B:

- 26 meter berth - 01 unit
- 14 meter berth - 20 units

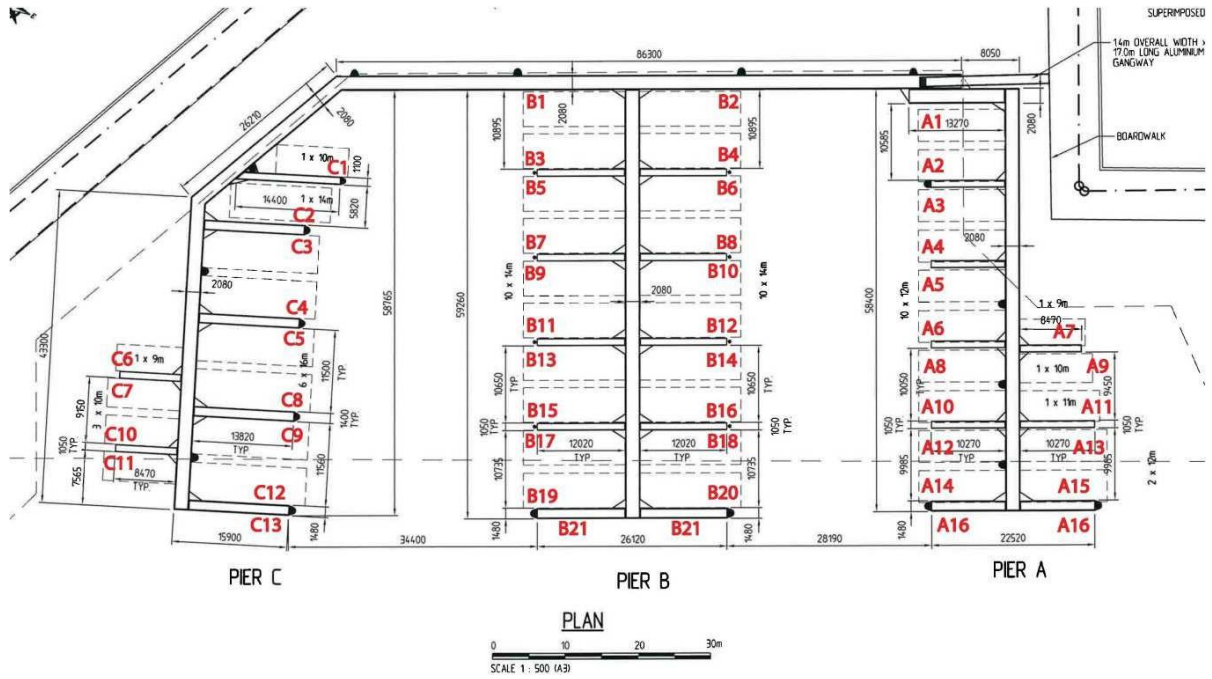
PIER C:

- 22 meter berth - 01 unit
- 16 meter berth - 06 units
- 14 meter berth - 01 unit
- 10 meter berth - 05 units

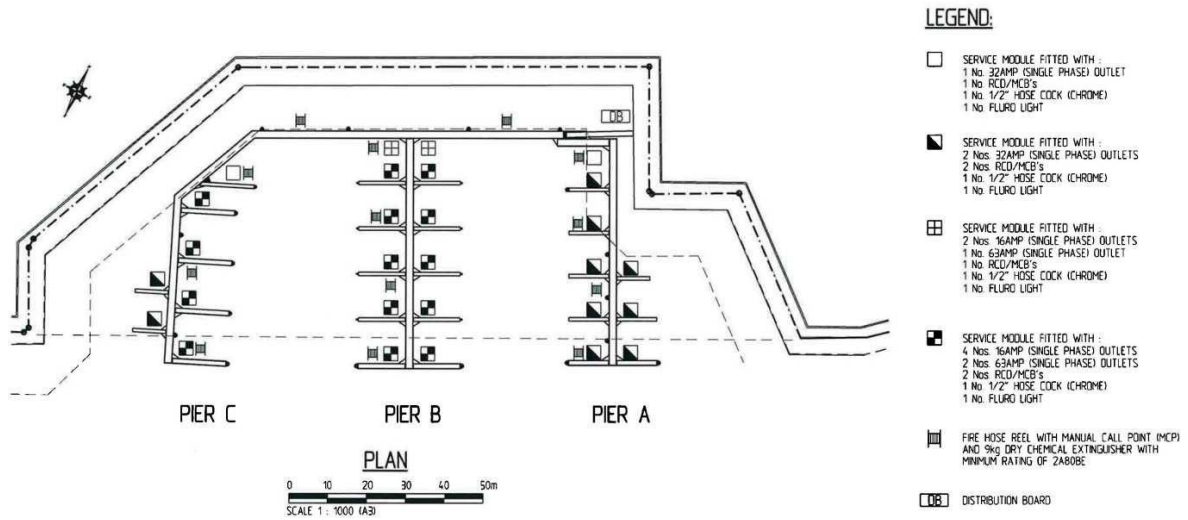
“The Senibong Cove Marina, a 50 berth public marina, is an integral feature of the luxurious and exclusive Senibong Cove homes. It is nestled in a safe, protected basin at the mouth Sungai Lunchoo.”



Berth configurations can be altered to accommodate between 49 to 52 berths



The following represents the electrical & water supply available on the berths:



BERTHING INFORMATION

Berthing Rates

All vessels will be charged a flat rate at the respective PIER which they are berthed irrespective of the length of the vessel as long as the LOA of the vessel do not exceed more than 1.5meter of the length of the pontoon.

PIER A & C – 20 nos. of 12 - meter pontoons (berth numbers **A1 to A15, C1, C6, C7, C10 & C11**)

RM 50.00 per day
RM 1200.00 per month
RM 12,000.00 per year

PIER B – 17 nos. of 14 - meter pontoons (berth numbers **B3 to B20**)

RM 60.00 per day
RM 1400.00 per month
RM 14,000.00 per year

Berth number **B - 21** is a 26 - meter pontoons and the berth rate is:

RM 120.00 per day
RM 3000.00 per month
RM 30,000.00 per year

PIER C – 8 nos. of 16 - meter pontoons (berth numbers **C2,C3,C4,C5,C8,C9, & C12**)

RM 70.00 per day
RM 1600.00 per month
RM 16,000.00 per year

VIP Berth 4 nos. of 22 - meter berth (**A16, B1,B2, & C13**)

RM 100.00 per day
RM 2500.00 per month
RM 25,000.00 per year

Catamaran, Trimaran & Mono Hulls with beam size exceeding berth size (middle line) shall be charged 1.5 times of the standard rate. Complimentary water supply, metered electricity supply charged at RM 0.80/kwh.

Berthing Fee & Refundable deposit:

- 12 months and above – 12 months advance payment + 2 months berthing deposit + RM 1,000.00 electricity deposit.
- Below 11 months – Total months of berthing advance payment + 1 month berthing deposit + RM 300.00 electricity deposit.
- Daily rated – Total days / weeks of berthing advance payment + RM 500.00 berthing deposit + RM 100.000 electricity deposit.

Note: For monthly or yearly berthing boaters to end berthing contract earlier than subscribed, must be informed via email or official letter, no refund for whole term of rental paid, only rental deposit, electric deposit & access card deposit is refundable



To Reserve a Berth

To register or make a reservation, please visit www.senibongcove.my/marina/berthing-information/ to download the forms on your computer, fill out the appropriate forms and send it back to us at marina@senibongcove.my

[Click Here](#) to download Marina Boat Registration Form

Terms and Conditions

The management reserves the right to change the berthing fees without notice and the right to refuse berthing to any boat for any reasons whatsoever.

Should a boat be asked to leave the marina, a full refund will be made for the remaining period that is unused WITH THE EXCEPTION that if the expulsion from the marina is due to a criminal offence, no refund will be made.

Documentation Required

All boaters requiring berthing at the marina are required to have:-

- The boat registry certificate (original copy)
- A valid insurance for the boat with a third party liability of a minimum of USD300,000.00
- The port clearance from the last port of call
- A valid passport for entry (and stay) in Malaysia for owner / captain and all guests & crew staying on board.

Liability Clause

All boaters that berth at the Senibong Cove Marina acknowledge that they are berthing their boats at the marina entirely at their own risk and will not hold the marina and its management responsible for any accidents, loss and/or damages, to their boats and/or property or any accidents, injuries or death to their person and/or their guests.

APPROACHES TO THE MARINA

The following **ONLY** serves as a guide to get into our marina entrance (please refer to your charts, Admiralty Chart 4044, and depth sounder in your approach).

Head towards **N001° 28.68" E103°49.74"** (approximately) As a visual check, Sembahwang Shipyard will be on your port.



On your starboard, will be a stretch of mussel farms (rows of floating barrels bunched together)





Turn to starboard and go in between the gap in the mussel farms at N001° 28.68' E103° 49.74' (approximately) where you will see a set of floating structure - twin green barrels and another with twin red barrels. Keep the green barrels to your starboard and the red to your port and go in between these. (NOTE: there will be other similar floating structures along the way with two barrels – red and white. DO NOT turn at these ones).



The tidal difference is **2.4 meters** here so the location of these farms and floating structures may move slightly depending on the slack.

As you sail past these marks you will see a deserted **WHITE** floating fisherman hut ahead of you – keep it about 25 meters away to your port.



AFTER, you pass the **WHITE** floating fishermen's hut, you should be able to see the coastal embankment and a ' **SENIBONG COVE MARINA** ' and ' **PRIVATE PROPERTY** ' sign ahead. There will be a set of navigation marks (port & starboard buoys) leading you in. Stay in the middle of these marks.





You will also see a bridge in front of you. Keep the bridge on your nose - you are now in Sungai Lunchoo. Keep an eye on your sounder - you should get 2m depth even at the lowest tide.



The marina will be on your port as you head towards this bridge.



You can reach us on **VHF 11** . Please call when you are about *2Nm* from our entrance. You can also call the marina office direct line at **+607-382 0388**



Note

+ We have applied to the relevant authority to put up the proper navigation marks for this approach. The channel and Sg. Lunchoo is a public waterway and we, as a private entity, cannot put up these marks.

++ There **will be about 1meter of depth** at lowest spring tide at a location after you pass the white fisherman hut and about 5 meters in front of the second set of buoys. It is a mud bank with soft mud and only about 10 meters width.

If your vessel have a deep keel, it would be best to plan your entry into the marina at high tides. Within the marina basin you will have 3.0 meters of depth at the lowest spring tides.



RULES AND REGULATIONS

Senibong Cove Marina lies in the state of Johore and all boaters and visiting yachts berthing in the marina are subjected to the Laws of the State of Johore and the Malaysian Federal law.

Under the Malaysian Federal Law, possession of firearms and trafficking of drugs carries the death penalty. If you have firearms on board, please declare it at the customs upon entering Malaysia.

Islam is the main religion in Malaysia and observance of dress code and conduct in public places according to the tenets of the religion is advised.

The local authorities have zero tolerances for any insult (jokes or otherwise) or prejudices or racist remarks made publicly against Islam, Muslims, the Sultan and the Agung and offenders are often severely dealt with.

Terminology

“Marina” shall mean and include the Marina Pontoon and all the common area in the immediate surroundings including the Marina Sales Gallery and its facilities and shall also include the surrounding waters of Senibong Cove Marina

“Management” shall also include duly authorised representatives.

“Berth Holders” shall mean any person leasing a slip or other space in the Marina including Lessee and sub Lessees whether they be owners or the master or the managers of the vessel.

“Common Areas” shall mean the parking lot, drive aisles, piers, docks, picnic areas, bulkheads, public dock space and walk ways within the Marina and its surroundings.



These Rules & Regulations shall apply to each berth holder and their invites whether they be their respective families, guest, employees, crew contractors, agents and vessel managers.

- 1) Berthing must be booked online a minimum of 3 working days in advance, subjected to berthing slip availability.
- 2) Check out time before 12.00pm, after 12.00pm will be considered as one day, additional hours of stay shall be charged as additional day of stay.
- 3) A berthing place will be allocated to you, upon your arrival at the marina.
- 4) The speed limit for all vessels within the marina basin is 4 knots.
- 5) All vessels in the Marina must be seaworthy, fully sound in insurable condition, in compliance with all local and international maritime regulations.

It is the responsibility of the berth holder to keep his vessel in such condition that it does not become unsightly or in the opinion of the management, reflects unfavourably on the appearance of the Marina.

- 6) Pumping of bilge oil, diesel or fuel waste and waste tank within the marina basin is strictly prohibited. And boaters found guilty of this act will be charged for cleaning of the mess and reported to the Department of Environment whereby they will be charged accordingly to the statutory provisions.
- 7) All boats berthed must be kept in good order and working condition.
- 8) All boats berthed must be securely tied up and berthing ropes must be in good condition.
- 9) Proper marine fenders must be in use, while tied to the position. No tyres are allowed to be used as fenders.
- 10) NO fishing is allowed within the marina basin.
- 11) NO cycling, skating, roller blading or roller boarding is allowed on the marina pontoons.
- 12) NO storage of boat equipment, storage boxes, jetskis, dinghy, etc, are allowed on the marina pontoons.



13) Common Areas:

All common areas shall be kept clean at all times. Storage of loose gear on the common area is not permitted. Hoses and electrical power lines shall not cross piers, docks or walkways. The finger pier between berths is for the use of the designated vessel on each side.

No advertising or soliciting is permitted on any boat/ yacht or any of the Common Areas within the Marina.

No sign, advertisement or notice shall be exhibited, described, painted or affixed on any of the Common Areas.

14) NO cooking of any form is allowed on the marina pontoons.

15) No explosive or other hazardous materials of any nature may be stored in the marina or on any vessel except;

- for fuel within approved tanks in a vessel, and,
- lubricants and normal cleaning materials used in the ordinary course of operation

16) Swimming from the boat/ yacht piers, docks and bulkhead is prohibited.

17) No pets are allowed in the marina or on the vessels unless with the prior permission of the marina management subject to strict adherence to the following terms & conditions:

- only domestic pets shall be permitted.
- all pets must be licensed as required by local laws and bye-laws
- pet dogs are to be on a leash at all times within the marina pontoons and the immediate surroundings.
- all pets shall be kept sufficiently under control at all times so that they will not become a nuisance to the owners or occupants of other slips.
- no more than two domestic pets will be permitted.
- all pets' owners shall be responsible immediately to remove and clean up any mess created including excretions by their pet in any portion of the common areas.
- all excretion by the pet have to be removed immediately, properly bagged and disposed off.

The berth holder agrees that he and his vessel will be asked to leave the marina if any of the above terms & conditions is breached unless the offending pet or pets are removed.

18) Any excessive noise, music or prolonged engine testing is to be minimized so as not to cause disturbance or nuisance to the surrounding berth holders

19) The berth holder agrees that he is responsible for his and or his passenger's, guest and crew's action or inaction that may cause any damages to the berth, neighboring boats and or the marina facilities (including without limitation, docks, piling, piers and bulkheads) and agrees to pay for any damages arising out of this action or inaction.



- 20) The berth holder agrees to pay for any damages to the electrical fittings of the marina service pedestals or the pedestals itself that are damaged because of the wrongful use or damages from defective electrical fittings and connectors belonging to the berth holders.
- 21) All refuse is to be properly bagged and disposed off at the nearest rubbish bin.
- 22) Running of generator is allowed only if it is not polluting and is not a disturbance to others.
- 23) In the interest of safety, privacy and security,
 - a) Only berth holders and their passengers and crew are allowed within the pontoon area.
 - b) Guest of berth holders must be accompanied by them unless prior notification has been given in writing to the marina management.
 - c) Guest of crew must have the express consent of the berth holder in order to be allowed in the marina.

- 24) Contractors engaged by the berth holders, must register at the Security department before entry and must be signed in by the boat owner.

These contractors are restricted to the berth holder's boat only.

The berth holder is deemed to be responsible for any acts carried out by any contractor engaged by him.

All contractor(s) acting on the berth holder's instruction must be made aware of these Rules and Regulations.

- 25) NO deck sanding, grinding, spray painting or any other work that will pollute the berthing area or cause nuisance to the neighboring boat is allowed to be done. All hot works needs to apply HOT WORK PERMIT with marina management.
- 26) Berth holders will be charged for the clearing and removal of any mess and/ or debris left by the contractors on the pontoons or marina basin or the surrounding facility. The marina management may, at its own discretion, collect **debris disposal deposit** as it deems fit.
- 27) Water conservation shall be practiced at all times. All taps must be turned off when not in use.
- 28) The berth holder agrees that he is berthing the boat entirely at his own risk and acknowledges that the marina management, Straits Waterfront Marina Sdn Bhd and/or the land owners, Senibong Cove Development Sdn Bhd., IS NOT responsible for any loss, and/ or damages to the boat, its content or person(s).
- 29) All boats berthed at the marina is required to have their own insurance including third party coverage. The management reserves the right to refuse berthing to boats without the appropriate insurance.



- 30) All boat owners or master in charge of the vessel shall furnish the Management, upon checking in with;
 - a) **Original copy** of Boat Registration
 - b) **Original copy** of the last port clearance & customs clearance
 - c) **Original copy** of insurance
 - d) **Original copy** of passports of all persons staying on board
- 31) All intending berth holders must complete and sign off the Berth Registration Form and make upfront payments online before berthing or to pay by credit card at our customer service counter on arrival (Mon – Fri 8.30 to 5.30pm only)
- 32) Upfront Berthing fee, Berthing Deposit, Utility Deposit & Access Card Deposit to be paid by credit card or online transfer in full before vessel goes into the slip for berthing, we do not accept payment in cash.
- 33) Movement of vessels between berths or from one berth to another by the berth holder is not permitted, except with the express permission of the Management.
- 34) The management reserves the right to ask the berth holders to move any boats berthed at the marina to another berth for any reasons whatsoever as it deems fit.
- 35) The management reserves the right to change and/or alter at their entire discretion, any or all published rates of the berthing fee at anytime for any reason whatsoever.

Berth holders who do not observe or comply with the above rules and regulations will be asked to leave the marina.

The management reserves the right to refuse berthing for any boats for any reasons whatsoever and to change or alter these rules and regulation as and when they deem fit.

The Management

STRAITS WATERFRONT MARINA SDN BHD